

## 16-05-060 Signs Allowed Without A Permit

**(c) COMMERCIAL AND INDUSTRIAL ZONES.** It is recognized that signs announcing the location, availability, or development of property are necessary. Because these are allowed with a permit, restraint is advised.

### (1) On Premise Development Identification Signs.

Signs announcing or identifying the future development of commercial or industrial property are allowed 1 per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

less than 2 acres 32 sq. ft.

2 to 5 acres 48 sq. ft.

5 tp 10 acres 64 sq. ft.

10 to 20 acres 96 sq. ft.

more than 20 acres 128 sq. ft.

maximum height 15 feet

### (2) On-Premise Real Estate Signs.

A. One on-premise real estate sign advertising the sale of property per street frontage is allowed for any commercial or industrial planned center, building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height. If the parcel is over 2 acres in size the sign may not exceed 64 square feet. Individual pads or parcels within centers are allowed their own sign, but it may not exceed 16 square feet or 6 feet in height.

B. One on-premise sign advertising the availability of commercial or industrial space, for lease or sale, for space within a multi-tenant building or for a pad within the same center is allowed. The sign must be securely attached to the vacancy in question. It may not exceed 24 square feet in area.

### (3) Other Allowed Signs.

A. **Menu Boards.** Menu boards for drive-in restaurants are to be reviewed and approved by the Community Development Department at site plan review. The following shall apply although the Planning Commission may approve them at different location depending upon circumstances:

1. Only 2 menu boards are allowed per site and must be located behind the front landscaped setback area.

2. Maximum areas shall not exceed 35 square feet per sign and 6 feet in height.

B. **Gasoline Price Signs.** One double faced sign per station. The area of said sign may not exceed 16 square feet.